

Virgin Islands Housing Authority

St. Thomas

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For Immediate Release

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Beyond Green building design: Estate Donoe meets nine criteria for healthy buildings

Science has long known that the way buildings are constructed can affect human health, but only recently has a public health campaign approached the real estate development industry to do something about it. The campaign by [Harvard School of Public Health](#) identifies nine foundations of a healthy building, all of which Estate Donoe has factored into its design:

- 1. Air quality:** Estate Donoe uses furnishings and building materials with low chemical emissions and no lead, PCBs or asbestos. The humidity levels will be between a best practice standard or 30 to 60 percent.
- 2. Dust and pests:** The development has sealed entry points that prevent moisture buildup and a compact trash receptacle located at an appropriate distance from the residences.
- 3. Lighting and views:** The buildings' site design and configuration maximize the amount of daylight with the direct sightline of the windows.
- 4. Moisture:** The Estate Donoe buildings are insulated to reduce the risk of moisture and mold build-up.
- 5. Noise:** The site location, building insulation and placement of the mechanical systems minimizes the intrusion of outdoor noises to 35db with a maximum reverberation time of 0.7 seconds.
- 6. Safety and security:** The buildings meet safety and carbon monoxide monitoring standards. Adequate outdoor lighting and video monitoring are provided throughout. The smaller scale of the community encourages neighbor

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7. connections and allows a Neighborhood Watch group to be successful.
8. **Thermal health:** The Estate Donoe buildings meet minimum thermal comfort standards for temperature and humidity and will keep thermal conditions consistent throughout the day. Each unit has individual thermal controls.
9. **Ventilation:** The buildings are designed with 10-foot ceilings for maximum air flow through the unit. The units filter outdoor and recirculated air with a minimum removal efficiency of 75 percent for all particle-sized fractions, including the smallest (nano-sized) particles.
10. **Water quality:** Estate Donoe is designed to meet U.S. National Drinking Water Standards. The system ensures residual disinfectant levels are sufficient to control microbes and prevent stagnation in pipes.

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